



GRASSROOTS
REALTY GROUP

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**620, 20 crowfoot Crescent NW
Calgary, Alberta**

MLS # A2275835

\$269,800



Division: Arbour Lake

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,327 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide equipment/asset list

This well-established seafood franchise has operated successfully for over 15 years and is recognized for its consistent performance and strong brand presence. The restaurant offers a family friendly, casual dining experience with a full-service dine-in seafood menu, takeout options, daily specials, and operates under a full liquor license. The business occupies a 2,326 sq. ft. commercial space with seating capacity for over 60 patrons and a fully equipped commercial kitchen. Strategically located within a high-traffic NW destination commercial plaza, the operation benefits from proximity to nearly 100 surrounding businesses, including national grocery chains, automotive dealerships, and retail tenants. The trade area is further supported by a dense residential population within a 5 km radius. Positioned as a prominent corner unit, the location offers excellent visibility and accessibility. The property is within a 10-minute walking distance of the NW C-Train station and provides immediate access to Crowchild Trail, a major commuter corridor accommodating tens of thousands of vehicles weekly. The business is well-suited for a partnership or family-operated ownership structure and generates approximately \$50,000 in gross monthly sales, supplemented by consistent gratuity averages of approximately 10%. Franchise support is comprehensive, including a four-week training program provided by the franchisor to ensure operational continuity. This represents an opportunity to acquire a turnkey, well-branded seafood franchise with established cash flow and significant potential for future growth.